

SUBJECT: A report and recommendation on a proposed zone change for PD-15 from the existing Planned Development (PD) District to a Manufacturing General (MG) District in the Lower Price Hill neighborhood.

BACKGROUND

On January 14, 2004 City Council adopted the current Zoning Code, which went into effect on February 13, 2004. As a part of the Zoning Code adoption 37 Planned Development (PD) Districts were created. These PD districts represented Transitional (T) Zone Districts, Planned Unit Development (PUD) projects and Special Housing Overlay (SHO) Districts approved under the previous Zoning Code. None of the aforementioned T-Zone, PUD or SHO zoning designations were incorporated into the current Zoning Code.

On January 20, 2006 the City Planning Commission extended the concept approval for PD Districts that lacked final development plans for a period of one year to February 13, 2007 as permitted under § 1429-1(c) of the Zoning Code. Staff was instructed to study the initial 37 Planned Development Districts to assess their status and to begin the zone change process as necessary. PD-15 in Lower Price Hill was one of the 12 PD Districts that lacked a final development plan and required a new zoning designation.

Plans

PD-15 was created specifically to further the goals of the 2003 *Lower Price Hill Industrial Area Urban Renewal Plan*. This document served as the concept plan for PD-15. The plan represented the first step in transitioning the neighborhood's commercial base from heavy industrial to light industrial and office uses. One of the plan's most ambitious goals envisioned the clean-up and redevelopment of existing industrial sites and buildings, including the Queen City Barrel Company (QCB). QCB represented the largest private property holder in Lower Price Hill, owning or controlling most of the parcels east of the CSX rail spur, south of Gest Street and west of Evans Street.

The Department of Community Development & Planning and the Strategic Program for Urban Redevelopment (SPUR) team began to pursue acquisition of QCB property in 2004. That same year, a five-alarm fire gutted QCB's barrel and drum reclamation operation at 809 Evans Street. Negotiations between QCB and the City were placed on hold pending evaluation of any necessary remediation of the building and site by the United States and Ohio Environmental Protection Agencies. In 2005 the SPUR team reopened negotiations and in April 2006 QCB signed a purchase contract with the City. Final plans to re-develop the approximately 12-acres of QCB real estate as part of MetroWest, a 20- to 25-acre urban industrial park, are not expected until all acquisition and site clean-up is completed and a developer is selected in the next two to five years.

Community Response

Staff held a conference on Wednesday, July 12, 2006. Mark A. Spuzzillo (owner of 1901 W. 8th Street), Beth Nagy, representing neighborhood organizations and Cincinnati Public Schools (CPS), and James Scudder (owner of 726 Burns Street) attended the meeting. A summary of the

staff conference is attached. Frank Triantos (owner of 1001 Summer Street and 2100 Gest Street) contacted staff on Friday, July 14, 2006. He inquired about the need for the zone change, the timeline and any impact the MG zoning will have on existing businesses.

On Friday, August 4, 2006 Department of Community Development & Planning staff Adrienne Cowden and Steve Briggs met with representatives from CPS and the Lower Price Hill Business Community including Ms. Nagy, Darlene Kamine and Bill Burwinkle. Ms. Nagy, Ms. Kamine and Mr. Burwinkle were particularly interested in how the PD rezoning would impact the renovation of Oyler School at 2121 Hatmaker Street and cooperative efforts by CPS and neighborhood groups to redevelop the east side of Burns Street (west of the Johnston Paper Company) with new residences and parking for the school. Staff indicated that the rezoning of PD-15 was a separate issue that would not impact property outside the district boundary.

No other interested parties, community organizations or adjacent property owners have contacted staff about the application.

DISCUSSION

In light of the time necessary to clean-up, reclaim and prepare the site for redevelopment as an urban industrial park, retaining the current PD District is unrealistic. The proposed MetroWest project area extends beyond the boundary of PD-15 and may include several phases. Preparation of a final development plan for any of these phases is premature until various properties are assessed and acquired.

Based on a study of the area, MG is the appropriate zoning designation for PD-15 (see attached plates). The PD District is entirely surrounded by a large MG Zoning District. Of equal importance is the fact that the MG zoning designation will accommodate the area's existing industrial and manufacturing uses and create the fewest non-conforming uses. While removal of the PD designation eliminates oversight of development in the area by the City Planning Commission, the City will maintain control over site development through leases, environmental clean-up and developer agreements. Also, removal of the PD designation would not preclude a request for another PD at a more appropriate time in the future if it is needed and/or desired for MetroWest.

RECOMMENDATION: The staff of the Department of Community Development & Planning recommends that the City Planning Commission take the following action:

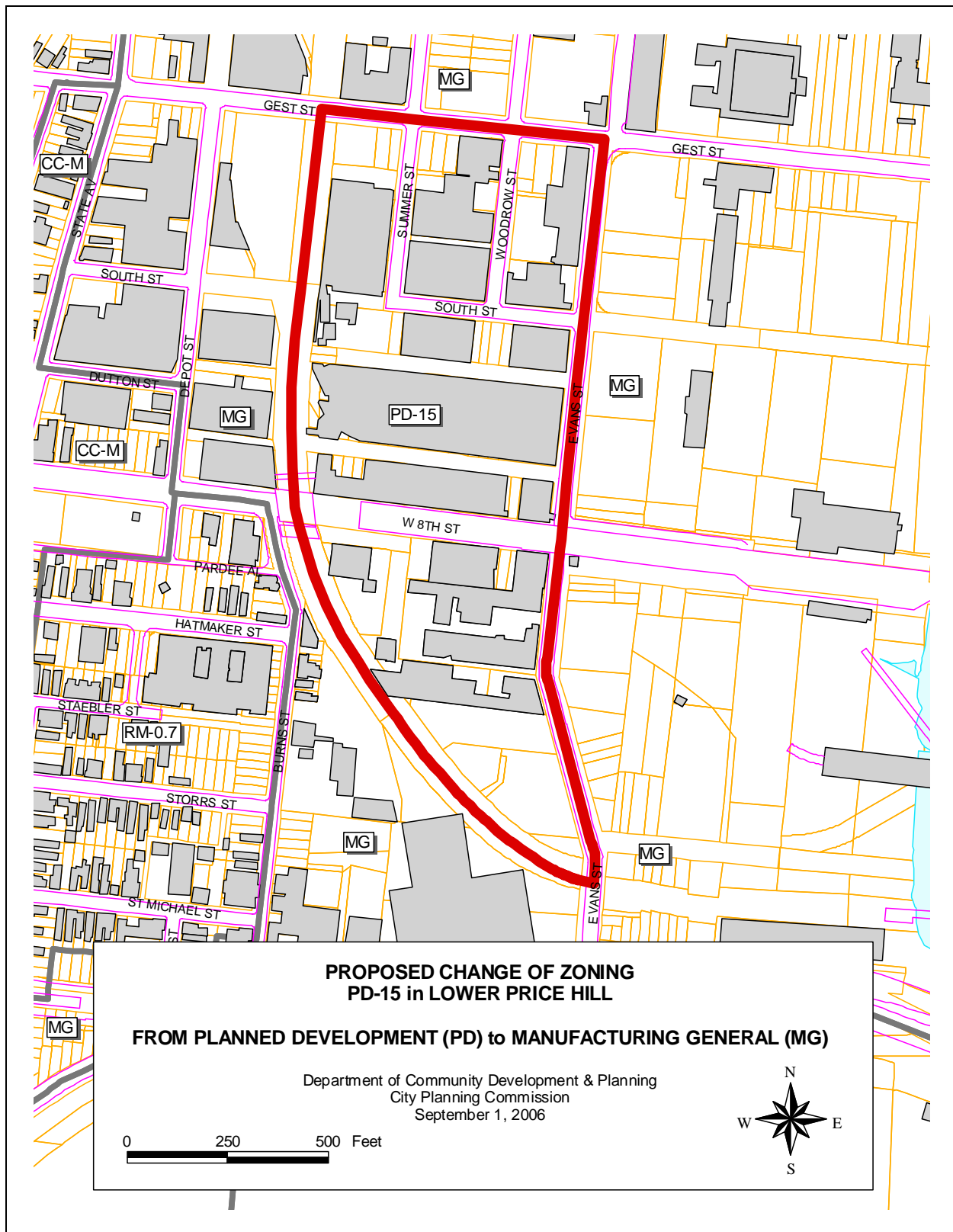
Approve a zone change for PD-15 in the Lower Price Hill neighborhood from a Planned Development (PD) District to a Manufacturing General (MG) District.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief Planner

Adrienne Cowden
Senior City Planner



Select Images of PD-15



Plate 1: View of W Side of Evans Street & 8th Street Viaduct, Facing NW



Plate 2: View of 8th Street Viaduct Substructure over Evans Street, Facing W



Plate 3: View of S Side of 8th Street Viaduct E of Burns Street, Facing SE



Plate 4: View of N Side of 8th Street Viaduct E of Burns Street, Facing NE



Plate 5: View of Site of 809 Evans Street from 8th Street Viaduct, Facing NE



Plate 6: View of S Side of Whatley Street and Site of 809 Evans Street, Facing SW



Plate 7: View of Properties N of Boston and W of Evans Street, Facing NW



Plate 8: View of W Side of Gest Street N of Boston Street, Facing NW



Plate 9: View of SW Corner of Woodrow & Gest Streets, Facing SW



Plate 10: View of Intersection of Woodrow & South Streets, Facing NW